

CITY PLAN COMMISSION
ARCHITECTURAL REVIEW BOARD MEETING

Monday, March 5, 2007 - 5:30 p.m.
Clayton City Hall - 10 N. Bemiston Ave. – 2nd Fl. Council Chambers
Clayton, Missouri 63105

For further information contact Catherine Powers at 290-8459

City Plan Commission/Architectural Review Board
A G E N D A

ROLL CALL

MINUTES – Regular Meeting of February 20, 2007

OLD BUSINESS

A. New Commercial Business - Budget Rent A Car

7638 Forsyth

Conditional Use Permit

Consideration of a request by Budget Rent A Car Systems, Inc. for a conditional use permit to operate a 1,300 square foot vehicle leasing agency at 7638 Forsyth Boulevard (formerly Atrium Gallery). 20 parking spaces are being provided in the surface parking lot at 13 Lyle Avenue for the purposes of storing vehicles and 2 spaces are being provided for employee parking behind the building.

Architectural Review

Consideration of a request by Budget Rent A Car Systems, Inc. for review of the design and materials associated with a sign package to include a 15 sq. ft. wall mounted illuminated cabinet sign to be located on the front building façade and miscellaneous signs to identify parking stalls associated with the new business.

NEW BUSINESS

A. New Restaurant - Araka

131 Carondelet Plaza (The Crescent)

Conditional Use Permit

Consideration of a request by Beracha Concepts, LLC, tenant, for a conditional use permit to operate a 6,930 square foot Southern European Restaurant & Wine Bar in the first floor of The Crescent building. The establishment will have 200 seats inside the restaurant and an additional 70 seats in the outdoor dining area. 50 employee parking spaces and 78 patron parking spaces will be provided.

Architectural Review

Consideration of a request by Beracha Concepts, LLC, tenant, for review of the design, materials and location associated with outdoor dining for the new restaurant.

B. New Construction – Single Family Residence

8128 Stratford

Site Plan Review

Consideration of a request by PJ Prifti, owner, for review of the site plan associated with the construction of a 2-story, 4,347 square foot, approximate 29'-6" in height single family residence. The project features an attached, below grade, rear entry garage.

Architectural Review

Consideration of a request by PJ Prifti, owner, for review of the design and materials associated with the construction of a 2-story, 4,347 square foot brick and stone single family residence.

C. New Construction – Single Family Residence

8327 Kingsbury

Site Plan Review

Consideration of a request by RJ York, owner/developer, for review of the site plan associated with the construction of a 2-story, 3,727 square foot, approximate 28'-8" in height single family residence. The project features an attached, at grade, rear entry garage.

Architectural Review

Consideration of a request by RJ York, owner/developer, for review of the design and materials associated with the construction of a 2-story, 3,727 square foot brick and stone single family residence.

Architectural Review

NEW BUSINESS

A. Modification to Sign Ordinance/Signage – Enterprise Rent-A-Car

600 Corporate Park

Consideration of a modification to the Sign Ordinance requested by Clayton Corporate Park Management Co., owner, for review of the design and materials associated with the installation of two wall mounted signs to be located on the parking garage. Each sheet metal/vinyl sign is approximately 46 square feet and consists of individual illuminated letters. One sign is to be mounted on the northwest side of the garage and the other is to be mounted on the southeast façade.

ADJOURNMENT

Agenda topics may be deleted at any time prior to the Plan Commission / Architectural Review Board Meeting without further notice. To inquire about the status of agenda topics, call 290-8459 or 290-8453.